

United States Bankruptcy Court  
Middle District of Pennsylvania

In re:  
Barry E. Rothermel  
Patricia Rothermel  
Debtors

Case No. 18-01415-HWV  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0314-1  
Date Rcvd: Mar 06, 2024

User: AutoDocke  
Form ID: pdf010

Page 1 of 2  
Total Noticed: 5

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
^	Addresses marked '^' were sent via mandatory electronic bankruptcy noticing pursuant to Fed. R. Bank. P. 9036.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 08, 2024:

Recip ID	Recipient Name and Address
5442579	+ Lebanon County Tax Claim Bureau, 400 S. 8th Street, Room 103 Municipal Building, Lebanon, PA 17042-6794

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
5074167	Email/Text: BKSPSElectronicCourtNotifications@spservicing.com	Mar 06 2024 18:39:00	Deutsche Bank National Trust Company, as Trustee, c/o Select Portfolio Servicing, Inc., P.O. Box 65250, Salt Lake City, UT 84165-0250
5045122	Email/PDF: ais.chase.ebn@aisinfo.com	Mar 06 2024 18:46:28	Chase Mortgage, Attn: Case Research & Bankruptcy, Po Box 24696, Columbus, OH 43224
5045123	^ MEBN	Mar 06 2024 18:37:48	KML Law Group PC, 701 Market Street, Suite 5000, Philadelphia, PA 19106-1541
5045124	+ Email/Text: BKSPSElectronicCourtNotifications@spservicing.com	Mar 06 2024 18:39:00	Select Portfolio Servicing, Inc, Po Box 65250, Salt Lake City, UT 84165-0250

TOTAL: 4

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Mar 08, 2024

Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 6, 2024 at the address(es) listed below:

Name	Email Address
Atlas Acquisitions LLC	bk@atlasacq.com
Gary J Imblum	on behalf of Debtor 1 Barry E. Rothermel gary.imblum@imblumlaw.com gary.imblum@ecf.inforuptcy.com;carol.shay@ecf.inforuptcy.com;sharlene.miller@ecf.inforuptcy.com;bernadette.davis@ecf.inforuptcy.com;gary.j.imblum@ecf.inforuptcy.com;imblumgr82281@notify.bestcase.com
Gary J Imblum	on behalf of Debtor 2 Patricia Rothermel gary.imblum@imblumlaw.com gary.imblum@ecf.inforuptcy.com;carol.shay@ecf.inforuptcy.com;sharlene.miller@ecf.inforuptcy.com;bernadette.davis@ecf.inforuptcy.com;gary.j.imblum@ecf.inforuptcy.com;imblumgr82281@notify.bestcase.com
Gary J Imblum	on behalf of Plaintiff Patricia Rothermel gary.imblum@imblumlaw.com gary.imblum@ecf.inforuptcy.com;carol.shay@ecf.inforuptcy.com;sharlene.miller@ecf.inforuptcy.com;bernadette.davis@ecf.inforuptcy.com;gary.j.imblum@ecf.inforuptcy.com;imblumgr82281@notify.bestcase.com
Gary J Imblum	on behalf of Plaintiff Barry E. Rothermel gary.imblum@imblumlaw.com gary.imblum@ecf.inforuptcy.com;carol.shay@ecf.inforuptcy.com;sharlene.miller@ecf.inforuptcy.com;bernadette.davis@ecf.inforuptcy.com;gary.j.imblum@ecf.inforuptcy.com;imblumgr82281@notify.bestcase.com
Jack N Zaharopoulos	TWecf@pamd13trustee.com
James Warmbrodt	on behalf of Creditor DEUTSCHE BANK NATIONAL TRUST COMPANY ET.AL. bkgroup@kmlawgroup.com
United States Trustee	ustpreion03.ha.ecf@usdoj.gov

TOTAL: 8

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA**

<b>IN RE:</b>	:	
<b>BARRY E. ROTHERMEL</b>	:	<b>CASE NO. 1:18-bk-01415-HWV</b>
<b>dba LEBANON CHIROPRACTIC OFFICE:</b>		
<b>PATRICIA ROTHERMEL</b>	:	
<b>Debtors</b>	:	<b>CHAPTER 13</b>
	:	
<b>BARRY E. ROTHERMEL</b>	:	
<b>dba LEBANON CHIROPRACTIC OFFICE:</b>		
<b>PATRICIA ROTHERMEL</b>	:	
<b>Movants</b>	:	
	:	
<b>v.</b>	:	
	:	
<b>DEUTSCHE BANK NATIONAL TRUST</b>	:	
<b>CHASE MORTGAGE</b>	:	
<b>LEBANON CO. TAX CLAIM BUREAU</b>	:	
<b>JACK N. ZAHAROPOULOS, ESQUIRE</b>	:	
<b>Respondents</b>	:	

**ORDER**

Upon consideration of Debtor's Motion to Sell Real Estate Free and Clear of Liens, and it appearing that no Objection or Answer was filed to the Motion by the time set forth in an Order, good reason appearing therefore, no objections appearing thereto, it is hereby declared that the Buyer (and/or its designee) is a good faith purchaser for purposes of Section 363(m) and (n) and for purposes of *In re Abbotts Dairies of Pennsylvania Inc.*, 788 F.2d 143 (3<sup>rd</sup> Cir. 1986);

IT IS HEREBY ORDERED AND DECREED that Federal Bankruptcy Rule 6004(h) is not applicable, and the real property may be sold and purchased immediately upon entry of Order of Court approving same and that the sale of real estate at 520 Cumberland Street, Lebanon, Lebanon County, Pennsylvania, free and clear of liens, AS IS, to Jean Herold

**Felisma and Anita Rose Felisma for \$138,500.00 is approved and distribution of the proceeds as set forth below shall be permitted:**

- 1. Payment of all closing costs for which Debtors are liable.**
- 2. Payment of attorneys fees in the amount of \$3,500.00, to be applied to Debtors' costs and Attorney fees, billed on an hourly basis, and approved by the Bankruptcy Court.**
- 3. Payment of any and all other miscellaneous fees involved with the sale.**
- 4. Payment of any liens and mortgages.**
- 5. As long as same is a valid lien on subject real estate, payment in full of Lebanon County Tax Claim Bureau real estate taxes, if any, or else the sale will not occur.**
- 6. There will be no payment to Deutsche Bank National Trust Company since the mortgage was previously charged off and no balance remains.**
- 7. There will be no payment to Chase Mortgage since the mortgage was previously avoided.**
- 8. If there are net proceeds remaining after paying all the costs, fees and liens set forth in the preceding paragraphs, then payment to the Debtors up to the total amount of the exemption in subject real estate. The total exemption pursuant to Debtor's Amended Schedules is \$29,687.50. (Amendment to be filed in the near future)**
- 9. If there are net proceeds remaining after paying all the costs, fees and liens set forth in the preceding paragraphs, then payment to Trustee Jack N. Zaharopoulos in an amount up to the amount necessary to fully fund the Plan, less any amount otherwise payable to a secured creditor pursuant to Debtors' Plan, which is, in fact, paid at settlement.**
- 10. If there are net proceeds remaining after paying all of the costs, fees and liens set forth in the preceding paragraphs, then payment of any and all attorney fees owed to**

Debtors' counsel for representation in the above matter and which have been previously approved by the Court.

11. If there are net proceeds remaining after paying all the costs, fees and liens set forth in the preceding paragraphs, then the remaining balance, if any, shall be distributed to the Debtors.

By the Court,

A handwritten signature in black ink, appearing to read "Henry W. Van Eck", written over a horizontal line.

Henry W. Van Eck, Chief Bankruptcy Judge  
Dated: March 6, 2024